



ఆంధ్ర ప్రదేశ్ రాజ పత్రము

# THE ANDHRA PRADESH GAZETTE

PART-I EXTRAORDINARY

PUBLISHED BY AUTHORITY

No. 300 ]

HYDERABAD, THURSDAY, JUNE 24, 2010.

## NOTIFICATIONS BY GOVERNMENT

—X—

### MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

DRAFT VARIATION TO THE VGT Muda, Vijayawada FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE ZONE IN KANURU VILLAGE, PENAMALURU MANDAL, KRISHNA DISTRICT.

[Memo. No. 5424/I, /2010, Municipal Administration & Urban Development, 19th June, 2010.]

The following draft variation to the land use envisaged in the Zonal Development Plan of Kanuru Zone, which was sanctioned in G.O.Ms. No. 675 M.A., dated 29-12-2006, is proposed in exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 is hereby published as required by sub-section (3) of the said section.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

### DRAFT VARIATION

The site falling in R.S. No. 184/1 P of Kanuru Village, Penamaluru Mandal to an extent of 1183.37 Sq.Mtrs., the boundaries of which are given in the schedule below, which is presently earmarked for Residential Use in the Zonal Development Plan of Kanuru Zone, which was sanctioned in G.O.Ms. No. 675, M.A., dated 29-12-2006, is now proposed to be designated for Commercial Use as shown in Modification to the Zonal Development Plan vide M.Z.D.P. No. 06/2010/VGTM UDA, which is available in the office of the Vijayawada-Guntur-Tenali-Manglagiri Urban Development Authority, Vijayawada, subject to the following conditions:-

- (a) that the title Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (b) that the change of land use is subject to the condition that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
- (c) The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- (d) the change of land use shall not be used as the proof of any title of the land.
- (e) The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- (f) The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
- (g) any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.
- (h) The applicant should obtain building permission from the competent Authority duly paying the required fee & charges after confirmation orders are received from the Government for change of land use for the site under reference.

#### **SCHEDULE**

<b>NORTH :</b>	Existing donka falling in R.S. No. 179 of Kanuru Village, Penamaluru Mandal, Krishna District.
<b>SOUTH :</b>	Site falling in R.S. No. 184/1 (P) of Kanuru Village, Penamaluru Mandal, Krishna District.
<b>EAST :</b>	Existing 40' wide road in R.S. No. 184/1 (P), 2 (P) of Kanuru Village, Penamaluru Mandal, Krishna District.
<b>WEST :</b>	Existing 33' wide road in R.S. No. 184/1 (P), 2 (P) of Kanuru Village, Penamaluru Mandal, Krishna District.

**DRAFT VARIATION TO THE VGTMUDA, VIJAYAWADA FOR CHANGE OF LAND FROM AGRICULTURAL USE TO RESIDENTIAL USE IN CHODAVARAM VILLAGE, PENAMALURU MANDAL, KRISHNA DISTRICT.**

***[Memo. No. 19282/I<sub>2</sub>/2008, Municipal Administration & Urban Development, 19th June, 2010.]***

The following draft variation to the land use envisaged in the Zonal Development Plan of Kanuru Zone of V.G.T.M. Urban Area, which was sanctioned in G.O.Ms. No. 675 M.A., dated 29-12-2006, is proposed in exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 is hereby published as required by sub-section (3) of the said section.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

**DRAFT VARIATION**

The site measuring an extent of 2831.60 Sq.Mtrs., is falling in R.S.No. 371/3(P), 4(P), 5(P) of Chodavaram village, the boundaries of which are given in the schedule below, which was earmarked for Agricultural Use in the Zonal Development Plan of Kanuru zone of V.G.T.M. Urban Area, sanctioned in G.O.Ms. No. 675, M.A., dated 29-12-2006, is now proposed to be designated for Residential Use as shown in Modification to Master Plan vide M.Z.D.P. No. 06/2008/KANURU, which is available in the office of the Vijayawada-Guntur-Tenali-Manglagiri Urban Development Authority, Vijayawada, subject to the following conditions:-

- (a) that the title Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (b) that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
- (c) the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- (d) the change of land use shall not be used as the proof of any title of the land.
- (e) the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- (f) The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
- (g) any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.
- (h) The applicant shall develop proper drainage system by not letting the drainage water into the existing nearby tank.
- (i) That the applicant shall furnish NOC from Irrigation Department before confirmation orders.

**SCHEDULE**

<b>NORTH :</b>	The site falling in R.S. No. 371/3 (P) of Chodavaram Village, Penamaluru Mandal, Krishna District.
<b>SOUTH :</b>	The site falling in R.S. No. 371/4 (P) & 5 (P) of Chodavaram Village, Penamaluru Mandal, Krishna District.
<b>EAST :</b>	The site falling in R.S. No. 371/3 (P), 4 (P) and existing R&B Road falling in 376 of Chodavaram Village, Penamaluru Mandal, Krishna District.
<b>WEST :</b>	The site falling in R.S. No. 370 (P) of Chodavaram Village, Penamaluru Mandal, Krishna District.

**T. S. APPA RAO,**

*Principal Secretary to Government (UD).*